

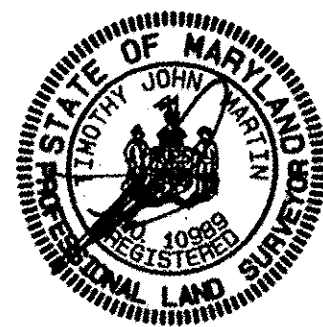
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY:

BAY VILLAGE, LLC AND PRESIDENTIAL BUILDERS, INC. TO BRIG, LLC BY A DEED DATED SEPTEMBER 24, 2009 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 21605, FOLIO 492.

TIMOTHY J. MARTIN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10989
BAY ENGINEERING INC.

9/28/10
DATE



OWNER'S DEDICATION

BRIG, LLC, OWNERS OF THE PROPERTIES SHOWN HEREON AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO THE CITY OF ANNAPOLIS, AS MAY BE APPROPRIATE, ON REQUEST.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN HEREON, AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

BRIG, LLC
BY: LOALJO, LLC, MEMBER

10-4-10

BY: ALAN J. HYATT, GENERAL MANAGER DATE

LOT TABULATION

LOT	SQ. FT.	ACRES
LOT 1	39,188	0.900
LOT 2	22,005	0.505
LOT 3	68,316	1.568
LOT 4	274,529	6.302
EX. PUBLIC R/W BAY VILLAGE DRIVE & SOUTH EDGEWOOD ROAD	43,440	0.998
PROPOSED R/W DEDICATION LOT 1	2,785	0.064
TOTAL	450,263	10.337

REVISED COMMON ACCESS AND CITY UTILITY EASEMENT #1

THE VARIABLE WIDTH COMMON ACCESS AND CITY UTILITY EASEMENT #1 SHOWN HEREON IS INTENDED TO PROVIDE ACCESS AND CITY UTILITIES TO AND FROM LOTS 1-4. REFER TO THE REVISED UTILITY EASEMENT DEDICATION NOTE THIS SHEET.

CITY UTILITY EASEMENT #2

THE CITY UTILITY EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE CITY UTILITIES TO AND FROM LOTS 1-4. REFER TO THE REVISED UTILITY EASEMENT DEDICATION NOTE THIS SHEET.

REVISED UTILITY EASEMENT DEDICATION

A 15,569 SQ. FT. PROPOSED COMMON ACCESS AND CITY UTILITY EASEMENT #1 AND THE 6,725 SQ. FT. CITY UTILITY EASEMENT #2 ARE TO BE DEDICATED FOR THE INSTALLATION OF CITY OWNED UTILITIES. UPON COMPLETION OF THESE UTILITIES AND THEIR ACCEPTANCE BY THE CITY FOR OWNERSHIP AND MAINTENANCE, THIS EASEMENT WILL BE DEEDED TO THE CITY OF ANNAPOLIS WITH ALL PRIOR RIGHTS.

SEWER FLOW CAPACITY NOTE

THE TOTAL SEWER FLOW FROM THE LOTS COVERED BY THIS PLAT IS SUBJECT TO A MEMORANDUM OF UNDERSTANDING RECIPROCAL USE OF SEWER COLLECTION SYSTEMS BETWEEN ANNE ARUNDEL COUNTY AND THE CITY OF ANNAPOLIS FOR RECIPROCAL USE OF SEWER COLLECTION SYSTEMS. THAT AGREEMENT STIPULATES THAT THE TOTAL SEWAGE FLOW FROM THE PROPERTY SHOWN ON THIS PLAT (LOTS 1, 2, 3 AND 4 OR ANY SUBDIVISION THEREOF BUT NOT THE ADDITION OF ANY PROPERTIES INTO THE SUBDIVISION) SHALL NOT EXCEED THE VOLUME PRODUCED BY 107 EQUIVALENT RESIDENTIAL UNITS; AN EQUIVALENT RESIDENTIAL UNIT BEING DEFINED AS A UNIT PRODUCING 250 GALLONS OF SEWAGE FLOW PER DAY. DEVELOPMENT OF THESE LOTS IS RESTRICTED TO THIS MAXIMUM FLOW.

PREVIOUSLY RECORDED PLAT NOTE

THIS SITE WAS PREVIOUSLY RECORDED IN PLAT BOOK 285, PAGE 22, PLAT 14798 AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES UNLESS SAID NOTES HAVE BEEN SUPERCEDED BY A SUBSEQUENT PLAT INCLUDING THIS PLAT.

REVISED PERMANENT OPEN SPACE (CONSERVATION EASEMENT AREA) NOTE

PRIOR TO THE ISSUANCE OF ANY PERMITS FOR DEVELOPMENT ACTIVITY ON LOT 4, EITHER A FOREST CONSERVATION EASEMENT COVERING 2.657 ACRES OF LOT 4, SHALL BE IMPOSED ON LOT 4, OR OTHER MITIGATION SHALL BE PROVIDED WHICH MAY INCLUDE A COMBINATION OF A FOREST CONSERVATION EASEMENT ON OR OFF-SITE, SOME OTHER FORM OF OFF-SITE MITIGATION, OR PAYMENT IN LIEU, ALL SUBJECT TO THE DISCRETION AND APPROVAL OF THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF NEIGHBORHOODS & ENVIRONMENTAL PROGRAMS IN CONFORMANCE WITH SECTION 5-1601, ET SEQ., OF THE NATURAL RESOURCES ARTICLE OF THE MARYLAND CODE.

PROPOSED VARIABLE WIDTH CITY ACCESS EASEMENT LINE AND CURVE TABLE (SEE PLAT 2 OF 2)

LINE	BEARING	DISTANCE
AE1	S51°04'58"W	8.52'
AE2	S06°19'24"E	7.32'
AE3	S77°14'52"E	36.50'
AE4	N46°09'26"E	8.48'
AE5	S38°15'56"E	40.26'
AE6	S87°39'01"E	6.43'
AE7	S02°21'59"W	12.00'
AE8	N87°38'01"W	8.48'
AE9	N72°23'35"W	12.00'
AE10	N38°15'56"W	40.26'
AE11	S46°09'26"W	8.48'
AE12	N77°15'00"W	36.50'
AE13	N16°04'52"W	12.00'
AE14	N06°19'24"W	7.10'
AE15	N51°04'58"E	8.65'
AE16	S38°16'15"E	12.00'

LINE	ARC	RADIUS	CHORD BEARING	CHORD
C1	19.04'	19.00'	S22°22'47"W	18.25'
C2	8.29'	6.00'	S45°55'29"E	7.65'
C3	8.81'	106.25'	S81°22'42"E	8.81'
C4	52.15'	52.80'	N74°27'13"E	50.06'
C5	62.05'	37.20'	S86°03'15"E	55.11'
C6	16.66'	37.20'	S25°26'20"E	16.52'
C7	6.55'	5.00'	S50°07'22"E	6.09'
C8	6.52'	5.00'	S54°59'12"W	6.07'
C9	24.57'	25.20'	N10°19'45"W	23.61'
C10	42.04'	25.20'	N86°03'15"W	37.33'
C11	64.00'	64.80'	S74°27'13"W	61.43'
C12	24.76'	49.20'	S88°20'04"W	24.50'
C13	8.40'	6.00'	N33°47'52"E	7.73'
C14	31.06'	31.00'	N22°22'47"E	29.78'

ANNAPOLIS CITY EASEMENT UTILITY EASEMENT #2 SEE PLAT 2 OF 2

LINE	BEARING	DISTANCE
L5	N51°44'04"E	57.63'
L6	S38°15'56"E	209.44'
L7	S43°17'08"W	15.16'
L8	N38°15'56"W	196.67'
L9	S51°44'04"W	42.63'
L10	N38°16'15"W	15.00'

ANNE ARUNDEL CO. UTILITY EASEMENT #3 SEE PLAT 2 OF 2

LINE	BEARING	DISTANCE
L1	S43°17'08"W	111.05'
L2	S82°11'06"W	23.89'
L3	N43°17'08"E	132.33'
L4	S36°31'52"E	15.24'

STANDARD RIGHT TO DISCHARGE

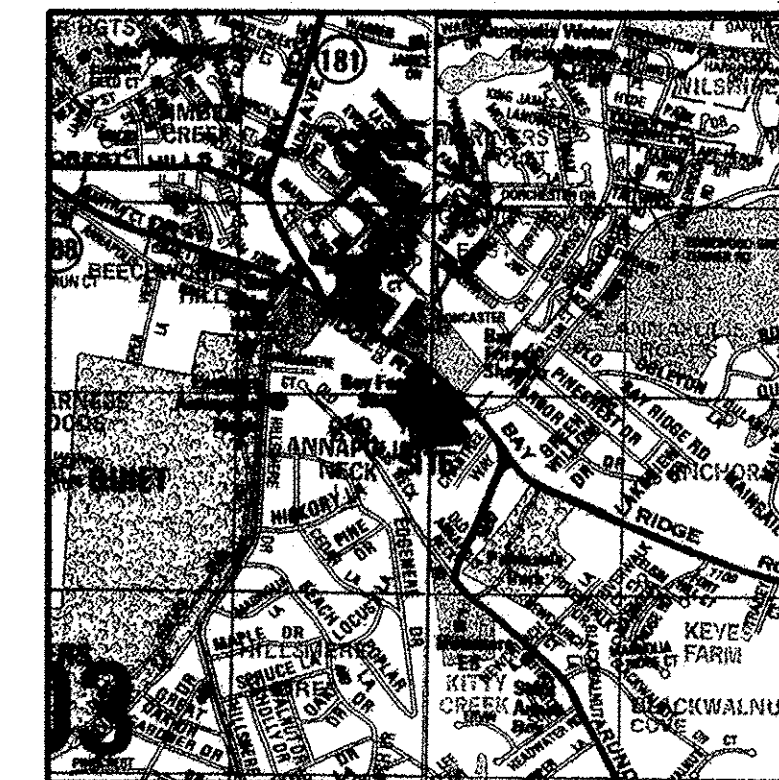
BRIG, LLC FOR OURSELVES, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND AND/OR MANMADE STORM DRAINAGE SYSTEMS. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

BRIG, LLC
BY: LOALJO, LLC, MEMBER

10-4-10

BY: ALAN J. HYATT, MEMBER

DATE



VICINITY MAP
SCALE 1" = 2000'

- ** THE PURPOSE OF THIS PLAT IS AS FOLLOWS:**
- ADD GENERAL NOTE #16 AND #17 AND ADD SEWER FLOW CAPACITY NOTE
 - REVISE PERMANENT OPEN SPACE CONSERVATION EASEMENT AREA NOTE
 - REVISE COMMON ACCESS CITY UTILITY EASEMENT #1, ESTABLISH CITY UTILITY EASEMENT #2, ANNE ARUNDEL COUNTY UTILITY EASEMENT #3, AND ADD REFERENCES TO OFFSITE EASEMENTS, COUNTY EASEMENTS AND DEDICATIONS ALONG BAY RIDGE ROAD

GENERAL NOTES

- THE PROPERTY IS ZONED PM2 (PROFESSIONAL MIXED OFFICE PARK DISTRICT) & R1 (RESIDENTIAL DISTRICT).
- THE PROPERTY IS SERVED BY CITY OF ANNAPOLIS WATER AND SEWER.
- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE CITY OF ANNAPOLIS GRID NORTH.
ANNAPOLIS CITY CONTROL MONUMENT #311
(ALSO KNOWN AS ANNE ARUNDEL CO. MON. 311 P&Z)
NORTH = 17,323.958
EAST = 19,954.072
ELEV = 52.29'
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED WITHIN ZONE C, (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 240008 0044 D, DATED JULY 18, 1985.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS.
- ANY RELOCATION OF EXISTING POWER POLES ABOVE AND UNDERGROUND WIRING AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC. SHALL BE THE RESPONSIBILITY OF THE OWNER'S AND NOT THE CITY OF ANNAPOLIS.
- THERE SHALL BE NO LANDSCAPE OBSTRUCTIONS AT ANY INTERSECTIONS.
- NO BUILDING CONSTRUCTION MAY ENCR OACH UPON ANY UTILITY EASEMENTS.
- ALL EXISTING STREET LIGHTS, FIRE HYDRANTS, WATER LINES, SEWER LINES, STORM LINES, GAS LINES, METERS, CLEANOUTS SHALL BE INSPECTED, EVALUATED AND REBURNISHED AS REQUIRED TO MEET CITY STANDARDS AND ALL APPLICABLE CODES, ALL SEWER AND STORM LINES SHALL BE "CLEANED OUT" AS REQUIRED AND MADE OPERATIONAL. ALL COSTS FOR THIS WORK IS RESPONSIBILITY OF OWNER / DEVELOPER, NOT THE CITY.
- ALL COSTS TO BRING IN WATER AND SEWER TO THE LOTS SHALL BE THE RESPONSIBILITY OF OTHERS, NOT THE CITY.
- THERE SHALL BE NO SNOW REMOVAL BY THE CITY OF ANNAPOLIS FROM PARKING LANES OR NON CITY OWNED FEE SIMPLE ROAD WAY.
- ALL SIDEWALKS WITHIN ENTIRE SUBDIVISION AND ALONG ALL THE ROADWAYS SHALL BE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY, FOR REPAIR, REPLACEMENT, MAINTENANCE, AND SNOW / ICE REMOVAL.
- ALL TREES AND LANDSCAPING ALONG ALL THE ROADWAYS OR SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY, FOR WATERING, CUTTING, PRUNING, REMOVAL, REPLACEMENT AND MAINTENANCE.
- ALL ABANDONED OR SOON TO BE ABANDONED FUEL OIL TANKS ABOVE OR BELOW GROUND SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING ANY POSSIBLE CONTAMINATION, BY OTHERS, NOT THE CITY.
- ANY PROPOSED CONSTRUCTION NEAR EXISTING POWER POLES AND WIRES MUST MEET OR EXCEED THE NATIONAL ELECTRICAL SAFETY CODE AND THE HIGH VOLTAGE ACT.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED SITE DESIGN PLAN REVIEW SDP2004-12-117/SDP 2009-018 AND THE VARIANCES APPROVED BY THE CITY OF ANNAPOLIS BOARD OF APPEALS ON JUNE 5, 2007, COPIES OF WHICH ARE ON FILE WITH THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING. ALL PROPOSED WORK IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER NOT THE CITY OF ANNAPOLIS.
- ALL HARDSCAPE FEATURES (BENCHES, TRASH CANS) AND STORMWATER MANAGEMENT FEATURES WITHIN THE CITY RIGHT OF WAY AND THE STORMWATER MANAGEMENT POND ON LOT 4 SHALL BE THE RESPONSIBILITY OF THE OWNERS NOT THE CITY OF ANNAPOLIS.

PLAT 1 OF 2

AMENDED RECORD PLAT FOR

**** BAY VILLAGE**

BAY VILLAGE DRIVE
CITY OF ANNAPOLIS

CITY TAX MAP 57A, GRID 14, PARCEL 160

ZIP CODE: 21403

SEPTEMBER, 2010

SIXTH DISTRICT ~ A.A. CO. MARYLAND

RECORDED IN BOOK 307 PAGE 42 PLAT NO. 15918

APPROVED:
DEPARTMENT OF PLANNING AND ZONING
CITY OF ANNAPOLIS
E. Thomas Smith 10/19/10
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:
DEPARTMENT OF PUBLIC WORKS
CITY OF ANNAPOLIS
Marissa A. Baluch 10/14/10
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:
HEALTH DEPARTMENT FOR
ANNE ARUNDEL COUNTY, MARYLAND
K. Depressin 10/4/10
COUNTY HEALTH OFFICER
(PUBLIC WATER & SEWER) DATE

APPROVED:
DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL
PROGRAMS - CITY OF ANNAPOLIS
Maria X. Brown 10/5/10
DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS

Bay Engineering Inc.

Engineers, Planners and Surveyors
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@boyengineering.com
www.boyengineering.com



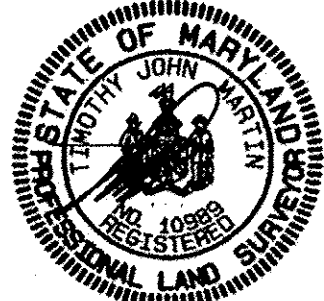
SEE PLAT 1 FOR THE SURVEYOR'S
CERTIFICATE AND OWNERS DEDICATION

TIMOTHY J. MARTIN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10989
BAY ENGINEERING

I (WE) ASSENT TO AND DO HEREBY
JOIN IN THIS PLAN OF SUBDIVISION
OWNER AND DATE:

BRIG, LLC
BY: LOALJO, LLC, MEMBER

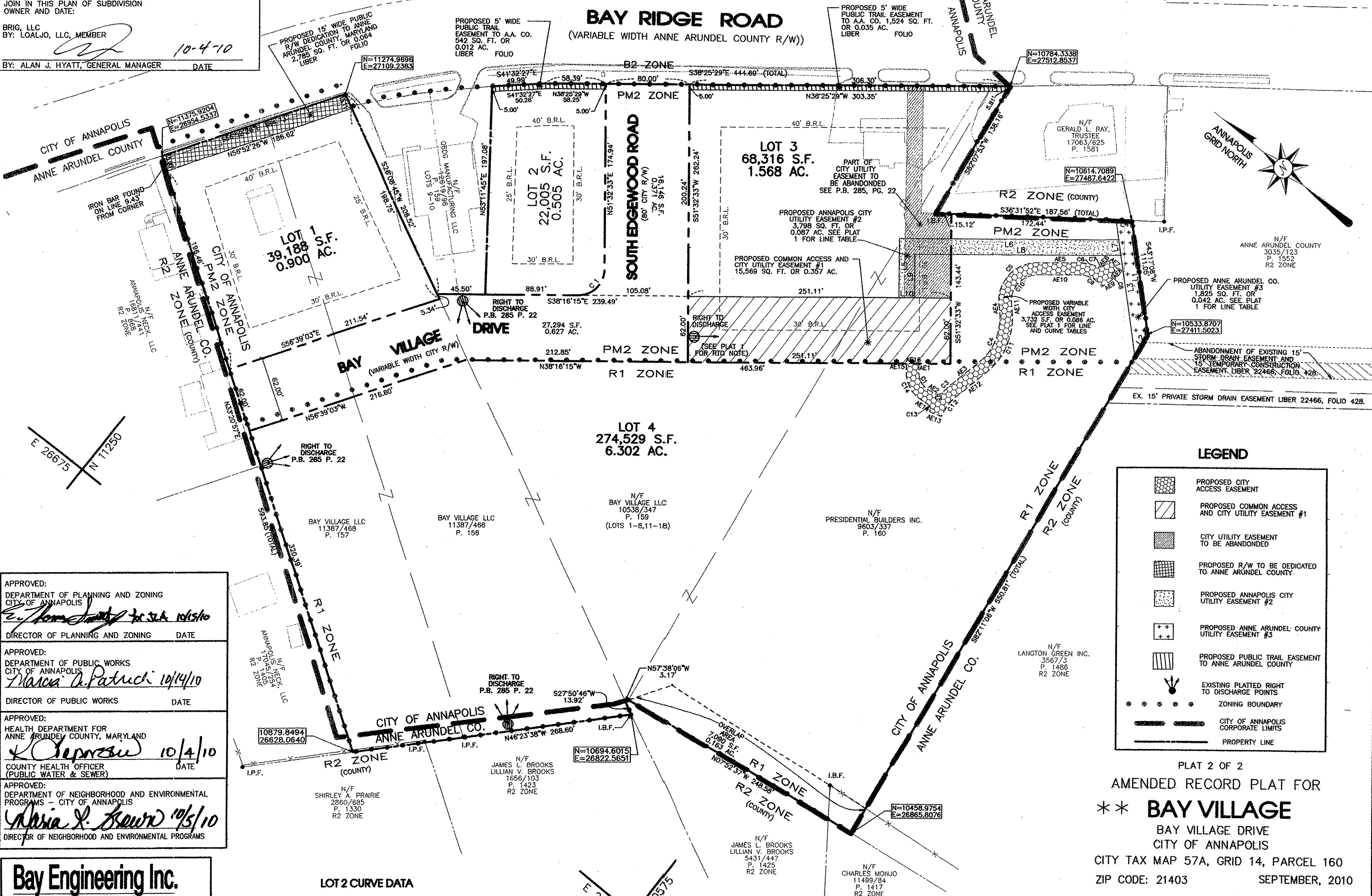
BY: ALAN J. HYATT, GENERAL MANAGER



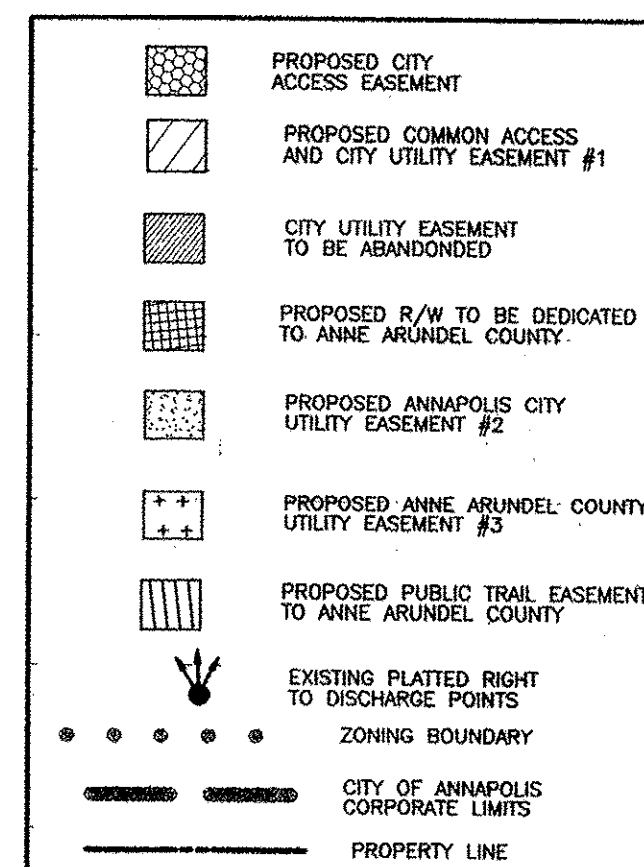
9/28/10
DATE

10-4-10
DATE

BAY RIDGE ROAD (VARIABLE WIDTH ANNE ARUNDEL COUNTY R/W)



LEGEND



APPROVED:
DEPARTMENT OF PLANNING AND ZONING
CITY OF ANNAPOLIS
[Signature] 10/6/10
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:
DEPARTMENT OF PUBLIC WORKS
CITY OF ANNAPOLIS
[Signature] 10/14/10
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:
HEALTH DEPARTMENT FOR
ANNE ARUNDEL COUNTY, MARYLAND
[Signature] 10/4/10
COUNTY HEALTH OFFICER (PUBLIC WATER & SEWER) DATE

APPROVED:
DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL
PROGRAMS - CITY OF ANNAPOLIS
[Signature] 10/5/10
DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS

Bay Engineering Inc.
Engineers, Planners and Surveyors
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

LOT 2 CURVE DATA

LINE	ARC	RADIUS	CHORD BEARING	CHORD
C1	39.35'	25.00'	S83°21'51"E	35.41'

RECORDED IN BOOK 307 PAGE 43 PLAT NO. 15919

PLAT 2 OF 2
AMENDED RECORD PLAT FOR
**** BAY VILLAGE**
BAY VILLAGE DRIVE
CITY OF ANNAPOLIS
CITY TAX MAP 57A, GRID 14, PARCEL 160
ZIP CODE: 21403 SEPTEMBER, 2010

GRAPHIC SCALE 1"=60'
0 60 120 180

SIXTH DISTRICT ~ A.A. CO. MARYLAND

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